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**Redevelopment Authority Minutes  
Meeting of January 19, 2011**

City Hall, Council Chambers

7:30 a.m.

**Members Present:** Messrs. DeRosa, Green, Halloin, Huggins, Wildenberg, and Barr

**Staff Present:** Messrs. Schatz, Nick, Reiter, Tufte, Mses. Noland, Casteen

1. **Minutes.**

The minutes of the December 15, 2010, meeting were approved on a motion by Mr. Barr, seconded by Mr. Green.

2. **Financial Statements.**

Ms. Casteen presented the financial statement dated December 31, 2010. Operating expenses were \$1,282 in the West Bank Redevelopment District.

Ms. Wildenberg made a motion to accept the statement, Mr. Huggins seconded, the motion carried.

3. **Presentation on the draft West Riverside District Plan.**

Mr. Tufte presented the latest draft of the West Riverside District Plan which includes the West Bank Redevelopment. The staff and consultant have met three times with the citizens committee and held an open house for interested persons. The plan will also be presented to the Waterways and Parks Commission before a final review by the Plan Commission in February. The staff will return to the RDA before the public hearings for any final comments or changes.

4. **Update on the status of the PPL Phase II project.**

Geoff Moeding addressed the issue that he is unable to close on the Phase II portion of the agreement with the RDA. He blamed the inability on the impact of the economic climate and would request more time to contact other possible investors in Phase II. He would still like to be actively involved in Phase II due to the amount of investment his company already has in the project.

Mr. Nick stated that the original RDA agreement is now ended. The RDA is no longer obligated to any party for the completion of Phase II. The RDA questioned Mr. Moeding if he felt it was possible to split parts of the project up, primarily doing the first block west of N. Barstow Street first. Mr. Moeding responded that this may be easier because of the reduced risk from a larger project and he would be interested in pursuing this.

The RDA also discussed the need to go to an RFP or, more possibly, break up portions of the two blocks but keep to the general development plan as approved by the City Council. The RDA will discuss this item again at its February meeting to give Mr. Moeding some time to meet with potential investors.

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5. **Update on potential acquisitions in the West Band Redevelopment District.**

Mr. Schatz stated that the owners of the Indianhead property have expressed interest in selling their property to the RDA. Ms. Casteen stated that acquisition will require first an amendment to the relocation plan with the State to include the Indianhead property and the need for an appraisal.

Mr. Halloin moved to direct staff to get an appraisal of the Indianhead property and amend the relocation plan. Ms. Wildenberg seconded and the motion carried.

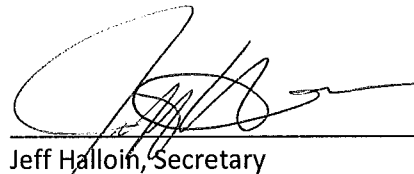
**Closed Session**

Mr. Huggins moved to enter into a closed session, Mr. Barr seconded, the motion carried.  
Mr. Green moved to come out of a closed session. Mr. Huggins seconded, the motion carried.

**Open Session**

6. **Announcements and Directions.**

The next meeting of the Redevelopment Authority will be February 16, 2011.

  
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Jeff Halloin, Secretary